To Whom It May Concern:

The Montana Department of Environmental Quality (DEQ) has prepared the following environmental assessment as required by law in ARM 17.4.607(2) and ARM 17.4.609(2). This project involves installing four double-walled fiberglass underground storage tanks and double-walled fiberglass piping at Automatic Car Wash Inc., 2324 Main St, Billings, MT 59105.

The DEQ prepares environmental assessments to inform interested government agencies, public groups, or individuals of a proposed action and to determine whether or not the action may have a significant effect on the human or natural environment. This environmental assessment will be circulated for seven days. After the seven-day comment period, DEQ will decide what action to take regarding this permit.

If you care to comment on this proposed project or the attached environmental assessment, please write or email the Permitting & Compliance Division. Comments must be in writing and must be received by December 3, 2007. Our email address is ustprogram@mt.gov and our mailing address is P.O. Box 200901, Helena, MT, 59620-0901.

Sincerely,

Redge R. Meierhenry
Environmental Engineer Specialist
Waste and Underground Tank Management Bureau

enc: Environmental Assessment

O/O NAME: Automatic Car Wash Inc	FACILITY NO: 60-15096
PERMIT NO: 08-0071	DATE OF APPLICATION: November 13,2007
PERSON PREPARING EA: Redge R. Meierhenry	COUNTY: Yellowstone
LOCATION: 2324 Main St., Billings, MT 59105	
FACILITY NAME: Dons Express Center	EA COMPLETED: November 20, 2007
DESCRIPTION OF PROPOSED ACTION: The proposed scope of work is to install (1) 12,000-gallon fiberglass double walled, and (1) 15,000 gallon 3-compartment (5,000 plus 5,000 gallon plus 3,000 gallon) double walled petroleum underground storage tanks (UST) with double-walled fiberglass piping. The piping systems will be pressurized with interstitial monitoring. The tanks will be monitored with an Automatic Tank Gauge for liquid leak detection.	
DESCRIPTION OF THE BENEFITS AND PURPOSE OF THE PROPOSED ACTION: Purpose is to install new UST's and associated piping at a new refueling station. The benefits are additional fuel choices in the Billings area.	

A: Significant unavoidable impacts
B: Potential significant impacts mitigated based upon license conditions
C: Insignificant as proposed

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
PHYSICAL ENVIRONMENT						
1. <u>TOPOGRAPHY:</u> Are there unusual geologic features? Will the surface features be changed?			X			The property is currently a semi-level undeveloped commercial lot at the southwest corner of Main Steet and Pemberton Lane. Proposed site is very small in relation to the lot and topography is not expected to change. Tank and appurtenant equipment will be buried. There are no unusual geologic features reported to the reviewer.
2. <u>GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE:</u> Are fragile, compactible or unstable soils present? Are there special reclamation considerations?			X			Native soils will be excavated for installation of the tanks and piping and backfilled with pea gravel. The areas impacted by the UST system are minimal and these areas are not intended to be reclaimed over the life of the tank system. If the tanks are later removed, a release assessment will be performed and the site remediated if necessary.
3. <u>WATER QUALITY, QUANTITY AND DISTRIBUTION:</u> Are important surface or groundwater resources present? Is there potential for violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality?		X				Important water resources are present. Average well depth varies in the vicinity of the project and is reported to be less than 50 feet from grade, however there are known ground water wells within 3,000 feet of this project. There is adjacent to this property a public water supply distribution system, Lake

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
						Elmo, Five Mile Creek and several drainage ditches all within 3,000 feet radius of project location. Potential violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality is mitigated by installation of double wall fiberglass tank (non-corroding) and non-corroding double wall fiberglass piping with interstitial monitoring and automatic tank gauge for tank leak detection. Improper operation of this system would increase the potential for violation of ambient water quality standards, drinking water maximum contaminant levels, and the degradation of water quality. Leak detection systems serve to mitigate the potential impacts immediately reducing the amount of fuel available to be released into the environment.
4. AIR QUALITY: Will pollutants or particulate be produced? Is the project influenced by air quality regulations or zones (Class I airshed)?			X			Petroleum vapors will be released at this site but facility is designed with Stage I vapor recovery features. Natural air currents and vent pipes will dissipate hydrocarbon vapors to a safe level during vehicle refueling operations. There are no Class I Areas within 10 miles of project.
5. DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY: Will the project use resources that are limited in the area? Are there other activities nearby that will affect the project?			X			This project will not use existing environmental resources in the local area. It is unknown if there are other activities nearby that will be affected.

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
6. IMPACTS ON OTHER ENVIRONMENTAL RESOURCES: Are there other studies, plans or projects on this tract?			X			There are no known environmental studies, plans or projects that would impact environmental resources on this tract.
7. TERRESTRIAL, AVIAN, AND AQUATIC LIFE AND HABITATS: Is there substantial use of the area by important wildlife, birds or fish?			X			No known use of project site by important wildlife, birds or fish. The intersection at the proposed location is commercially developed, surrounded nearby to the north by agricultural land and to the west, east and south by residential areas.
8. VEGETATION COVER, QUANTITY AND QUALITY: Will vegetative communities be permanently altered? Are any rare plants or cover types present?			X			Some disturbance is expected to vegetative cover and quantity consistent with the installation of (4) UST systems. However, there is no rare plant or cover types reported to the reviewer for this project location that will be later paved related to C-Store development.
9. UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES: Are any federally listed threatened or endangered species or identified habitat present? Any wetlands? Any species of special concern?			X			No federally listed threatened or endangered species, identified habitat, or species of special concern is identified by USFWS or reported to the reviewer within 1 mile of the project site. Palustrine or Riverine wetlands are not identified within 1 mile of the project site.
10. HISTORICAL AND ARCHEOLOGICAL SITE: Are any historical, archeological or paleontological resources present?			X			There are numerous listed historical structures located within the City of Billings and surrounding area. The project is not anticipated to affect any of these resources. There are no known archeological or paleontological resources reported to the reviewer near the project location.
11. AESTHETICS: Is the project on a prominent topographical feature? Will it be visible from populated or scenic			X			Area is commercially developed property. This proposal is aesthetically compatible with the

					POTENTIAL IMPACTS	
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
areas? Will there be excessive noise, light or odors?						character and nature of the area that is zoned Highway Commercial. Further the tanks will be buried underground.
12. AGRICULTURE: Will grazing lands, irrigation waters or crop production be affected?			X			No known impacts. No agricultural lands are presently in use at project site.
HUMAN ENVIRONMENT						
1. SOCIAL STRUCTURES AND MORES: Is some disruption of native or traditional lifestyles or communities possible?			X			It is not anticipated that the project will disrupt native or traditional lifestyles or communities.
2. CULTURAL UNIQUENESS AND DIVERSITY: Will the action cause a shift in some unique quality of the area?			X			It is not anticipated that the project will cause a shift in any unique quality of the area.
3. DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING: Will the project add to the population and require additional housing?			X			It is not anticipated that the project will add to the population or require additional housing.
4. HUMAN HEALTH & SAFETY: Will this project add to health and safety risks in the area?		X				It is anticipated that natural air currents will dissipate the hydrocarbon vapors to a safe level during vehicle refueling operations. Leak detection equipment is designed to detect releases before serious health or safety problems occur. Improper operation of this system could impact human health and safety. Leak detection systems and operating requirements mitigate this potential impact by immediately reducing the amount of fuel available to be released into the environment where it could impact health and human safety.
5. COMMUNITY & PERSONAL INCOME: Will the facility generate or degrade income?			X			This project is not anticipated to significantly generate or degrade community or personal income in the local area.
6. QUANTITY AND DISTRIBUTION OF			X			This project is not

				POTENTIAL IMPACTS		
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
EMPLOYMENT: Will the project create, move or eliminate jobs? If so, estimate jobs.						anticipated to create any additionally local jobs, however C-Store associated with this project will create an unknown number of additional new local jobs.
7. LOCAL AND STATE TAX BASE REVENUES: Will the project create or eliminate tax revenue?			X			This project is anticipated to add to the local and state tax base.
8. DEMAND FOR GOVERNMENT SERVICES: Will substantial traffic be added to existing roads? Will other services (fire protection, police, schools, etc.) be needed?			X			It is not anticipated that the project will add significantly to the local traffic flow that is already generating significant local traffic counts. Other required services will be minimally impacted.
9. INDUSTRIAL, COMMERCIAL AND AGRICULTURAL ACTIVITIES AND PRODUCTION: Will the project add to or alter these activities?			X			No significant impacts are anticipated that are related to this project.
10. ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES: Are wilderness or recreational areas nearby or accessed through this tract? Is there recreational potential within the tract?			X			No nearby designated recreational or wilderness areas are accessed through the project location.
11. AESTHETICS: Is the project on a prominent topographical feature? Will it be visible from populated or scenic areas? Will there be excessive noise, light or odors?			X			Petroleum storage tank and piping are buried underground. It is not anticipated that this project will change the aesthetics of the area that is currently highway commercial in character.
12. LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS: Are there state, county, city, USFS, BLM, tribal, etc., zoning or management plans in effect?			X			There is no known tribal, USFS or BLM environmental management plans that would impact this project development. City zoning maps indicate the property is Highway Commercial.
13. TRANSPORTATION: Will the project affect local transportation networks and traffic flow?			X			This project is not expected to significantly affect immediately adjacent local transportation network and traffic flow that would result from this project build.

PUBLIC INVOLVEMENT: The department has attempted to identify interested parties to this application and provide the opportunity for public comment. A copy of this Environmental Assessment of the proposed underground storage tank installation has also been posted at our website (http://www.deq.state.mt.us/ea.asp). Substantive comment may also be provided to email address at ustprogram@mt.gov

ALTERNATIVES CONSIDERED: No other alternatives were presented or considered.

COMPLIANCE STATUS: This project, as permitted, will be in compliance with the UST regulations. The facility must, however, be operated and maintained in accordance with the UST rules and regulations. This facility is required to have a compliance inspection done within 120 days of the installation of the tank systems.

RECOMMENDATIONS CONCERNING PREPARATION OF AN EIS: Not necessary at this time based upon the information reviewed. The project, as proposed with mandatory operating and permit conditions, will not have a significant environmental impact.

OTHER GROUPS OR AGENCIES CONTACTED OR WHICH MAY HAVE OVERLAPPING JURISDICTION: The Montana Department of Justice, Fire Prevention and Investigation Bureau regulates aboveground components.

INDIVIDUALS OR GROUPS CONTRIBUTING TO THIS EA: The owner, the contractor, and the preparer of the EA.

PERMIT CONDITION EFFECTS: Permit conditions are based on Montana and federal regulations, PEI RP100-2000 and accepted standard engineering practices.

cc: Governor's Office
Legislative Environmental Policy Office

Tank Location